

**FLEXIBLE SIZED OFFICES OF 3,843SQ.FT, 6,556SQ.FT, 9,550SQ.FT OR 13,402SQ.FT PLUS UP TO 48 CAR PARKING SPACES  
SUBLEASE OF PART OR ASSIGNMENT OF EXISTING LEASE EXPIRING 22/09/2029 (OUTSIDE THE 'ACT')  
PASSING RENT £18.39 PSF.**



**UNITS 3 & 4, WALLBROOK BUSINESS CENTRE, GREEN LANE, FELTHAM TW4 6NW**

CALL STEVEN WEATHERSTONE ON 0207 409 5477 [steven@marchmont.co.uk](mailto:steven@marchmont.co.uk)



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**Location**

The subject premises are located on the west side of Green Lane, at its northern end close to the junction with The Causeway (A312) and Great South Road (A30) approximately 12 minutes' drive to Heathrow Airport. Junction 3 of the M4 is approximately 1.5 miles to the north and Junction 14 of the M25 is circa 5 miles to the west. Hatton Cross and Hounslow West Underground Stations (Piccadilly Line) are walkable from the property.

**Description**

The property comprises of two semi-detached, self-contained two storey business unit arranged over ground and first floors (the units have been combined but can easily be separated. Access to the property is via an automated barrier and egress is via a manned security gate at the entrance of Heathrow International Trading Estate.

**Accommodation**

The premises can be leased as a whole, on a floor by floor basis or alternatively as self-contained units:

<b>Whole</b>	Ground Floor	6,556sq.ft	<b>Unit 3</b>	Ground Floor	1814sq.ft	<b>Unit 4</b>	Ground Floor	4,734sq.ft
	First Floor	6,846sq.ft		First Floor	2,029sq.ft		First Floor	4,816sq.ft
	TOTAL	13,402sq.ft		TOTAL	3,843sq.ft		TOTAL	9,550sq.ft

**Amenities**

- Up to 48 Car Parking Spaces
- One or two self-contained units
- Excellent Natural Light
- Passenger Lift & no.3 staircases
- Raised Floors
- Suspended Ceiling
- Air Conditioning
- Mixture of Open Plan areas and Meeting Rooms & Offices
- Substantial Break Out Area
- Various Tea Points
- Large Server Room
- Showers
- Multiple Toilets Facilities on each floor
- Furniture can be made available

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**Passing Rent**

£246,460 pax (£18.39psf), subject to a rent review on 23<sup>rd</sup> September 2024.

**Tenure**

The property is available by way of an Assignment of an FRI Lease expiring 22<sup>nd</sup> September 2029 (outside the 'Act') or a co-terminus sublease of either whole floor or either self-contained unit.

**EPC**

The building has an EPC of C (57)

**Estate Charge**

The Estate Charge is currently running at approximately £2,435 per annum (approximately £0.18psf)

**Business Rates**

The Rates Payable figure (including the car parking spaces) for 2024-2025 is £118,642 (approximately £8.85psf)

**Contact**

Viewings via Sole Agent:

Steven Weatherstone  
07710 314489  
[steven@marchmont.co.uk](mailto:steven@marchmont.co.uk)

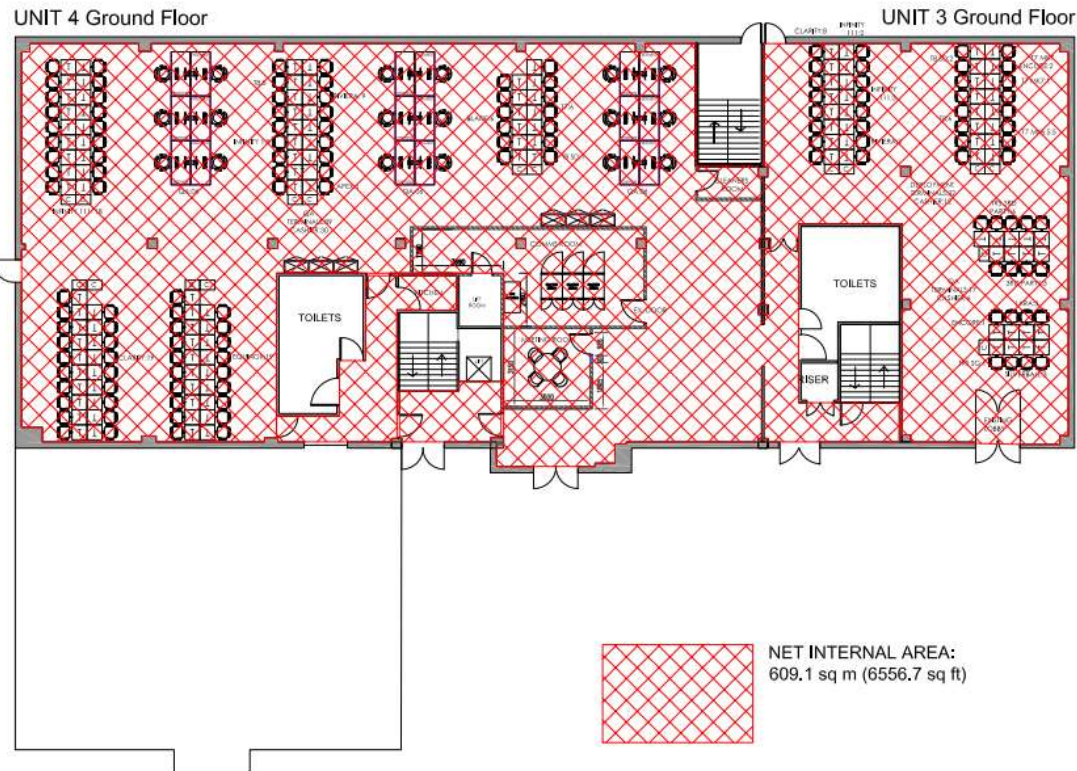
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**WALLBROOK BUSINESS CENTRE, GREEN LANE, HEATHROW**



**GROUND FLOOR - EXISTING GENERAL ARRANGEMENT**



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TBC

SITE LOCATION  
WALLBROOK BUSINESS CENTRE  
GREEN LANE, HEATHROW TW4 6NW

TITLE  
EXISTING OFFICE LAYOUT  
GROUND FLOOR

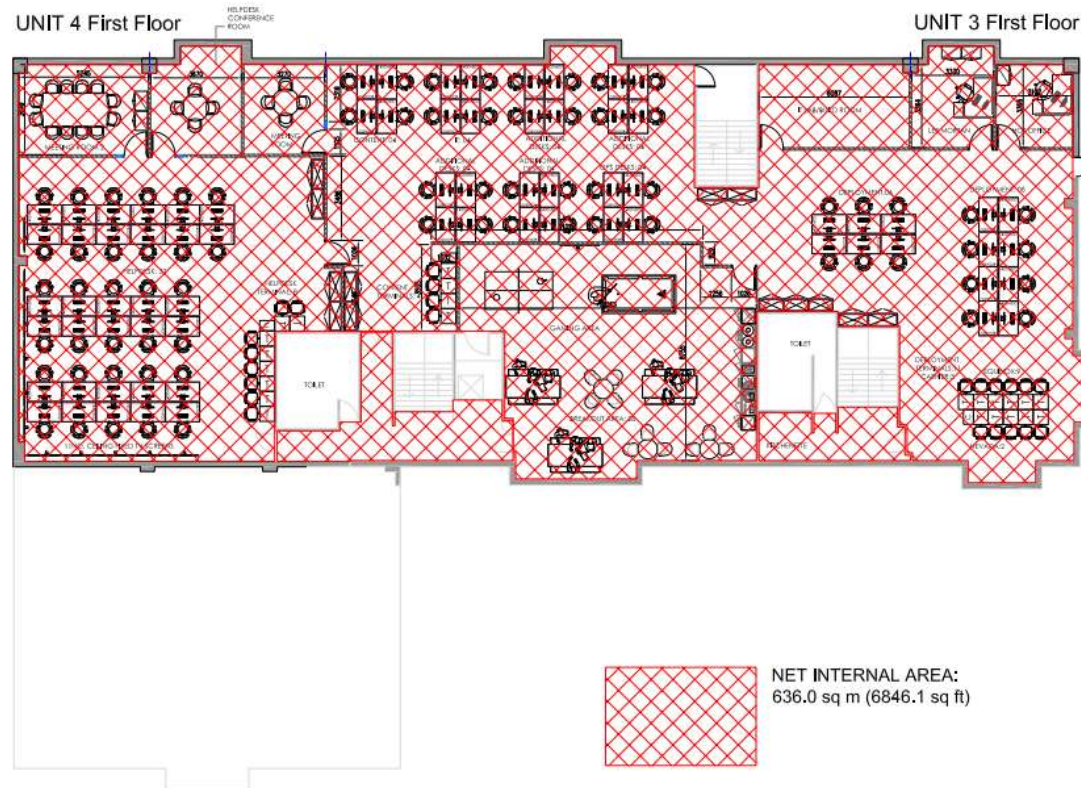
Scale 1:75 @ A1 Date 4th APRIL 2005  
Drawn 2304/05/05 Checked AR  
Revised

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**WALLBROOK BUSINESS CENTRE, GREEN LANE, HEATHROW**



**FIRST FLOOR - EXISTING GENERAL ARRANGEMENT**



TBC

WALLBROOK BUSINESS CENTRE  
GREEN LANE, HEATHROW TW4 6NW


EXISTING OFFICE LAYOUT  
FIRST FLOOR

01

Scale: 1:75 @ A1 Date: 4th April 2020  
Drawn: JWA/SLJ/SLJ Checked: JWA/SLJ/SLJ  
Notes:

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**marchmont**  
Chartered Surveyors

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[www.marchmontsurveyors.co.uk](http://www.marchmontsurveyors.co.uk)

EXISTING OFFICE LAYOUT  
GROUND & FIRST FLOORS  
UNIT 3

DATE: 1:75 @ A1	DATE: 4th APRIL 2025
CASE NO. 2204-06-01-26-03	REMARKS: AR
FILE NO.	

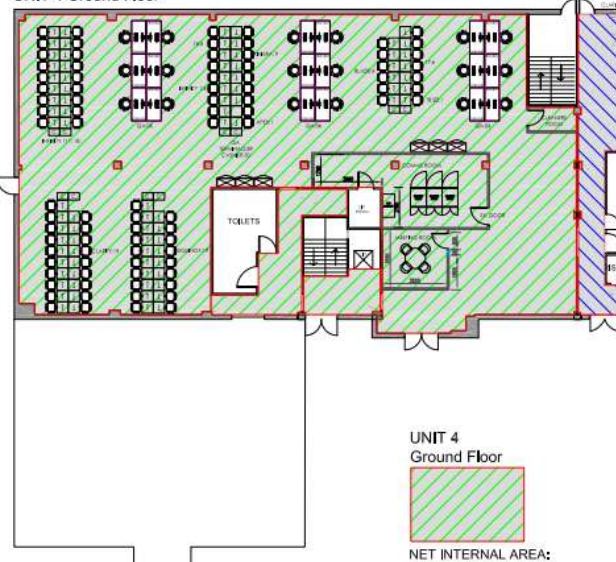
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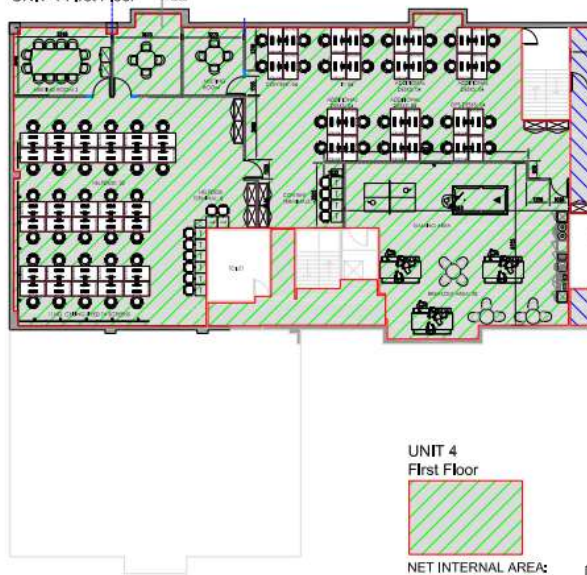
UNIT 4 Ground Floor



UNIT 4  
Ground Floor

NET INTERNAL AREA:  
439.8 sq m (4734.2 sq ft)

UNIT 4 First Floor



UNIT 4  
First Floor

NET INTERNAL AREA:  
447.5 sq m (4816.3 sq ft)



LEASE  
TEC

SITE LOCATION  
WALLBROOK BUSINESS CENTRE  
GREEN LANE, HEATHROW TW4 6NW

TITLE  
EXISTING OFFICE LAYOUT  
GROUND & FIRST FLOORS  
UNIT 4

Scale 1:100 @ A1 Date 4th APRIL 2025  
Project 2204250142504 Drawing JAB  
Author

**UNIT 4 - EXISTING GENERAL ARRANGEMENT - GROUND & FIRST FLOOR**

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